



Hanson Planning Board
Minutes of the Public Meeting of
February 14, 2022, at 6:30 PM
Town Hall, Top Floor Meeting Room A
542 Liberty Street, Hanson, MA02341

2022 MAR 15 PM 1:54
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Present:

- Joe Campbell, Chairman
- Don Ellis, Vice Chairman
- Kevin Cohen, Clerk
- Tony DeFrias, Town Planner
- Jillian Tully, Planning Board Assistant

Absent:

- Joe Gamache, Member
- John Kemmett, Member

Documents:

- January 24, 2022 Meeting Minutes
- January 10, 2022 Meeting Minutes
- December 13, 2021 Meeting Minutes
- November 22, 2021 Meeting Minutes
- Dept. of Housing & Development Compliance for Multi-Family Districts

Call to Order

At 6:35 PM the Hanson Planning Board was called to order by Chairman Campbell.

Minutes

Request was made by board members to approve December 13, 2021 meeting minutes.

MOTION by Chairman Campbell to approve minutes from December 13, 2021. Motion seconded and carried. ***Voted 3-0***

Request was made by board members to approve January 10, 2022 meeting minutes.

MOTION by Chairman Campbell to approve minutes from January 10, 2022. Motion seconded and carried. ***Voted 3-0***

Request was made by board members to table the approval of November 22, 2021 meeting minutes.

MOTION by Chairman Campbell to table the minutes from November 22, 2021. Motion seconded and carried. *Voted 3-0*

Request was made by board members to table the approval of January 24, 2022 meeting minutes.

MOTION by Chairman Campbell to table the minutes from January 24, 2022. Motion seconded and carried. *Voted 3-0*

Subcommittee updates

Open Space; Chairman Campbell stated that Old Colony Planning Council has made updates to their website, regarding MBTA Communities information.

Economic Development; Mr. Cohen stated that there is an Economic Development Committee meeting scheduled for tomorrow night (2/15/2022) at 6:00 p.m. that will be discussing various topics. Mr. Cohen said that he would have more detailed updates at the next scheduled meeting.

I. Power Point Presentation of MBTA Zoning guidelines

Mr. DeFrias prepared a power point presentation discussing MBTA Communities and Zoning Guidelines. He stated; "Governor Baker signed an Omnibus Economic Development Package into law, which is now known as Chapter 358. Notably, this bill included the Housing Choice Zoning reforms to better enable municipalities to adopt certain zoning measures that promote housing by a simple majority vote. The same bill also included a new multi-family zoning requirement for MBTA communities. 175 MBTA communities affected by this law and the town of Hanson is one of these communities." (Hanson is considered a Commuter Rail Community.)

Mr. DeFrias continued his presentation for 45 minutes. The remainder of the presentation included the following topics:

- Guidelines
- How this applies to the Town of Hanson
- Compliance Guidelines
- Determination of Compliance
- Action Plans & Interim Compliance
- Renewals & Recession of Determination of Compliance
- Effect of Non-Compliance
- How to comply in 2022

II. Town Planner Update

Mr. DeFrias presented a conceptual draft of redesign plans for the Town owned property along School Street and Maquan Street.

Chairman Campbell moved to motion for an endorsement and statement of support from the Town of Hanson Planning Board. The Statement, shown below will be signed by Chairman Campbell at the next scheduled Planning Board Meeting, scheduled for February 28, 2022 at 6:30 pm.

“The Town of Hanson Planning Board has voted to fully support the recent, Town Planner conceptual draft plan [redesign] of the Town owned property located along School Street and Maquan Street. The proposed redesign will rectify recent Town of Hanson concerns from the Town Highway Department, Parks and Recreation Committee, Library Trustees and Library Staff, the Senior Center Staff and patrons, the Maquan Re-Use Committee, Open Space Committee, and a host of others involved in the projects that address the needed improvements to Town Facilities.

The redesign meets many of the goals discussed these past years at various municipal meetings to include centrally located operations for Highway which saves dispatch times and fuel costs, repurposes property already owned by the Town, saving costs and time regarding any potential land acquisitions, creates a centrally located sporting community area for our younger generation, and expands the Library and Senior Center.

We commend and thank Planner DeFrias for this “out of the box” thinking and planning. The Board is looking forward to this concept making headway these next weeks throughout the Town Hall Board and Committees and then out to the Town of Hanson citizens for support in what we consider a win for all in Hanson.”

– Town of Hanson Planning Board

Request was made by Chairmen Campbell to appoint Mr. Ellis if a subcommittee related to the redesign is needed.

MOTION by Chairman Campbell to recommend Mr. Ellis to lead subcommittee if needed. Motion seconded and carried. **Voted 3-0**

III. Master Plan

Mr. DeFrias stated that an Expression of Interest has now been submitted to the Massachusetts One Stop (Grant Program) in an effort to be awarded with funding for five different projects.

MOTION by Chairman Campbell to schedule next Planning Board meeting for February 28, 2022 at 6:30 in Town Hall. Motion seconded and carried. **Voted 3-0**

Next Meeting

Chairman Campbell stated that the next Planning Board Meeting is tentatively scheduled for February 28, 2022, at 6:30 P.M.

Adjournment

MOTION by Chairman Campbell to adjourn the Planning Board Meeting. Motion seconded and carried.
Voted 3-0.

The meeting was adjourned at 8:02 PM.

Respectfully submitted,

Jillian Tully

Administrative Assistant to the Planning Board
Town of Hanson, Massachusetts